	Total Card	/	Total Parcel
APPRAISED:	1,800,900	/	3,323,300
USE VALUE:	1,800,900	/	3,323,300
ASSESSED:	1,800,900	/	3,323,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-14	MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	2-14 MEDFORD STREET LLC
Owner 2:	
Owner 3:	
Street 1:	455 MASS AVE STE #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FFCP LLC -
Owner 2:	-
Street 1:	455 MASS AVE STE #1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 20,754 Sq. Ft. of land mainly classified as Store with a Store Building built about 1925, having primarily Brick Exterior and 6967 Square Feet, with 6 Units, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	20754.000	607,400		1,193,500	1,800,900
Total Card	0.476	607,400		1,193,500	1,800,900
Total Parcel	0.476	2,129,800		1,193,500	3,323,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 258.50 | /Parcel: 167.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	31842
GIS Ref	
GIS Ref	
Insp Date	11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 045.0-0004-0005.A

!3822!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	2,129,700	0	20,754.	1,172,800	3,302,500	3,302,500	Year End Roll	12/18/2019
2019	325	FV	2,030,400	0	20,754.	1,103,800	3,134,200	3,134,200	Year End Roll	1/3/2019
2018	325	FV	2,030,400	0	20,754.	965,900	2,996,300	2,996,300	Year End Roll	12/20/2017
2017	325	FV	2,030,400	0	20,754.	758,900	2,789,300	2,789,300	Year End Roll	1/3/2017
2016	325	FV	2,030,400	0	20,754.	758,900	2,789,300	2,789,300	Year End	1/4/2016
2015	325	FV	1,829,700	0	20,754.	689,900	2,519,600	2,519,600	Year End Roll	12/11/2014
2014	325	FV	1,829,700	0	20,754.	689,900	2,519,600	2,519,600	Year End Roll	12/16/2013
2013	325	FV	1,829,700	0	20,754.	689,900	2,519,600	2,519,600		12/13/2012

PRINT

Date	Time
12/10/20	18:57:53

LAST REV

Date	Time
12/19/19	18:56:46

mmcmakin

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 3822

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FFCP LLC,	1523-99		3/6/2018	Convenience	100	No	No		
PASCIUTO FRANK/	1523-98		3/6/2018	Convenience	99	No	No		
PASCIUTO FAMILY	1376-28		10/21/2009	Family	10	No	No		
PASCIUTO FRANK	1342-60		8/7/2007	Family	100	No	No		
	877-179		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	31842
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2015	305	Renovate	8,000					Interior non struc
11/14/2014	1541	Manual	23,600					Replace existing g
10/20/2014	1392	Sign	2,000					Install new sign.
10/9/2014	1328	Alterati	15,000					Installation of ne
8/13/2014	967	Heat App	5,000		8/13/2014			Installation of ne
7/15/2014	820	Alterati	57,000					
6/10/2014	628	Awnings	1,600					
3/5/2012	193	Sign	2,000					
9/19/2011	1140	Sign	1,200					
8/8/2011	825	Manual	600					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
7/22/2014	Info Fm Prmt	PC	PHIL C
6/25/2014	External Ins	PC	PHIL C
4/2/2009	Meas/Inspect	201	PATRIOT
4/2/2009	Meas/Inspect	201	PATRIOT
2/10/2005	Permit Visit	BR	B Rossignol
4/13/2000	Meas/Inspect	197	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		20754		Sq. Ft.	Site		0	43.25	1.33	CG									1,193,517						1,193,500	

Total AC/HA: 0.47645 | Total SF/SM: 20754 | Parcel LUC: 325 Store | Prime NB Desc: COMM GD | Total: 1,193,517 | Spl Credit | Total: 1,193,500

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	6	Total:	19
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:	14 - Asphalt Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	6		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	6	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.02634680
Const Adj.:	1.00913095
Adj $ / SQ:	103.572
Other Features:	29377
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	934538
Depreciation:	327088
Depreciated Total:	607449

COMMENTS

LA VICTORIA, LUCKY DRAGON,7 STAR GROCERY, GAIL ANN COFFEE SHOP, ARTFUL HEART.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1		# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0				Baths:			HB 6	

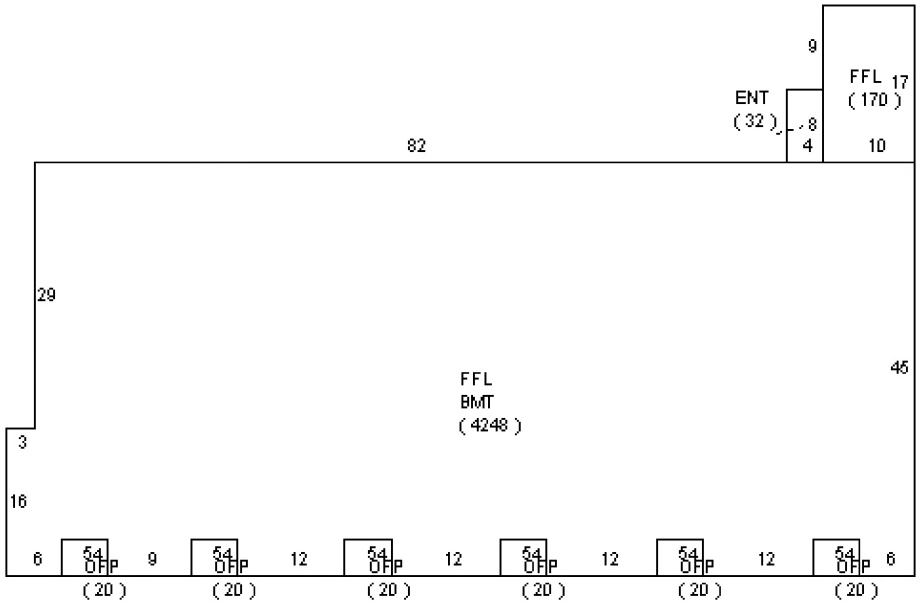
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,418	103.570	457,580
BMT	Basement	4,248	49.710	211,187
OFP	Open Porch	120	30.530	3,663
ENT	ENTRY	32	26.640	853
Net Sketched Area:		8,818	Total:	673,283
Size Ad	4418	Gross Are	8818	FinArea 6967

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	60	A	
FFL	100	RST	50	A	3

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	137.75
Special Features:	0	Val/Su Net:	68.88
Final Total:	607400	Val/Su SzAd	137.48

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0004-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More: N	Total Yard Items:		Total Special Featues:		Total:

045.0	0004	0005.A	2 of 3	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	649,700 /	3,323,300
USE VALUE:	649,700 /	3,323,300
ASSESSED:	649,700 /	3,323,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-14	MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	2-14 MEDFORD STREET LLC
Owner 2:	
Owner 3:	
Street 1:	455 MASS AVE STE #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 20,754 Sq. Ft. of land mainly classified as Store with a Store Building built about 1925, having primarily Brick Exterior and 5024 Square Feet, with 5 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	0.000	649,700			649,700
Total Card	0.000	649,700			649,700
Total Parcel	0.476	2,129,800		1,193,500	3,323,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 129.32 | /Parcel: 167.0

Legal Description	User Acct
	31842
	GIS Ref
	GIS Ref
	Insp Date
	11/10/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 045.0-0004-0005.A

!3822!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
12/10/20	18:57:56

LAST REV

Date	Time
10/09/19	13:40:44
apro	

USER DEFINED

Prior Id # 1:	31842
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3822

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2012	1032	Sign	450					
4/26/2012	529	Manual	2,500					reinstall ceiling
7/6/2006	555	Manual	800					sign

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/2/2009	Meas/Inspect	201	PATRIOT
4/13/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		0	0	Sq. Ft.	Site		0	0.	0.00	CG																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 325 Store | Prime NB Desc: COMM GD | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	2 - 2 Story		
(Liv) Units:	5	Total:	19
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:	21 - Conc. Block	20	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	2 - Plaster	50	%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	5		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		28	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	0.99904460
Const Adj.:	1.03757596
Adj $ / SQ:	103.658
Other Features:	19508
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	860747
Depreciation:	241009
Depreciated Total:	619738

COMMENTS

THE CHILI COW, LEADER BANK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	4

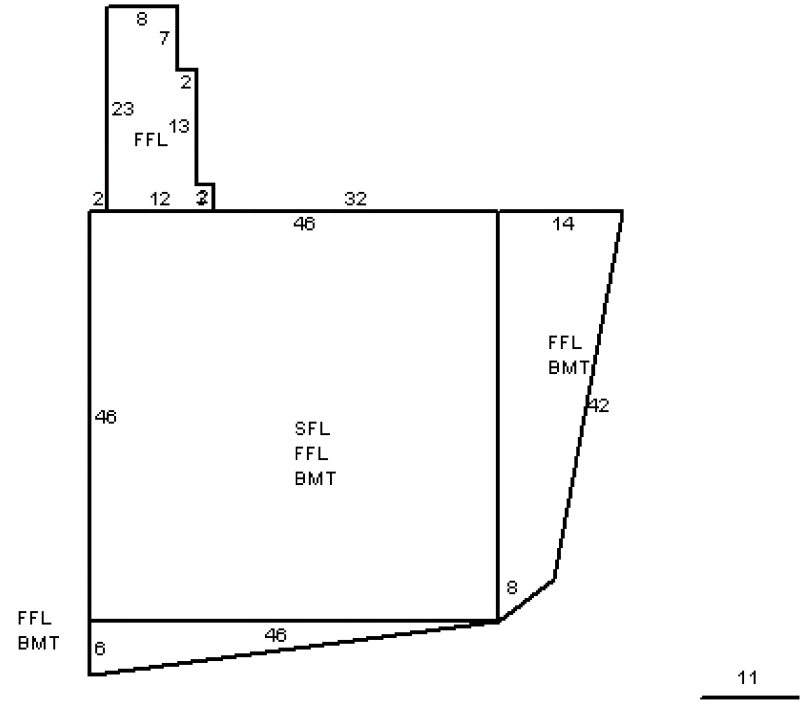
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,908	111.690	324,800
BMT	Basement	2,686	31.100	83,528
SFL	Second Floor	2,116	103.660	219,341

Net Sketched Area:	7,710			Total:	627,669
Size Ad	5024	Gross Are	7710	FinArea	5024

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	BNK	50	G	1
SFL	100	OFC	100	A	3

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	137.87
Special Features:	30000	Val/Su Net:	84.27
Final Total:	649700	Val/Su SzAd	129.32

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0004-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
60	A-T-M	M	S	1	1	A	AV	2001	35,000.00	T	14.4	325			30,000			30,000

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:	30,000	Total:	30,000

045.0	0004	0005.A	3 of 3	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	872,700 /	3,323,300
USE VALUE:	872,700 /	3,323,300
ASSESSED:	872,700 /	3,323,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-14	MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	2-14 MEDFORD STREET LLC
Owner 2:	
Owner 3:	
Street 1:	455 MASS AVE STE #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 20,754 Sq. Ft. of land mainly classified as Store with a Store Building built about 1925, having primarily Brick Exterior and 7905 Square Feet, with 8 Units, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	0.000	872,700			872,700
Total Card	0.000	872,700			872,700
Total Parcel	0.476	2,129,800		1,193,500	3,323,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 110.40 | /Parcel: 167.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	31842
GIS Ref	
GIS Ref	
Insp Date	11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 045.0-0004-0005.A

!3822!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
12/10/20	18:57:59

LAST REV

Date	Time
10/09/19	13:40:39
apro	

USER DEFINED

Prior Id # 1:	31842
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3822

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2011	813	Sign	1,200					REPL SIGN @ # 6 ME
6/30/2005	627	Manual	12,000					install comm kitch
6/11/2005	534	Renovate	40,000			G6	GR FY06	hadi-capped bath/n

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/2/2009	Meas/Inspect	201	PATRIOT
4/13/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		0	0	Sq. Ft.	Site		0	0.	0.00	CG																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 325 Store | Prime NB Desc: COMM GD | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	2 - 2 Story		
(Liv) Units:	8	Total:	19
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:	14 - Asphalt Tile	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	6		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	6	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31.5	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	0.92650223
Const Adj.:	1.01771224
Adj $ / SQ:	94.291
Other Features:	28017
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1264047
Depreciation:	398175
Depreciated Total:	865872

COMMENTS

VERIZON, NAIL PLACE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	HB	6

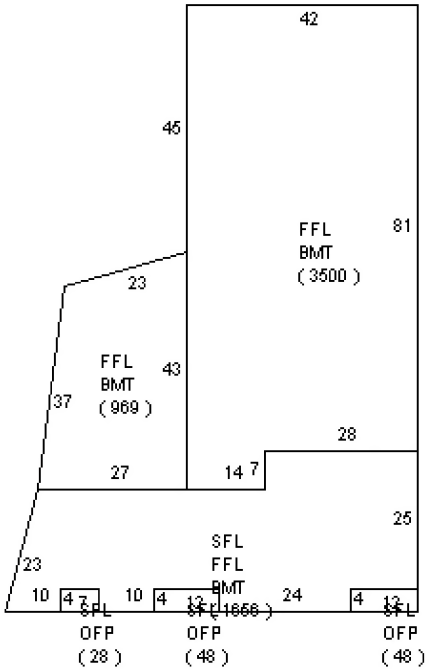
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	125.41
Special Features:	6800	Val/Su Net:	61.66
Final Total:	872700	Val/Su SzAd	110.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	6,125	28.290	173,260
FFL	First Floor	6,125	94.290	577,534
SFL	Second Floor	1,780	94.290	167,838
OFP	Open Porch	124	30.330	3,761

Net Sketched Area:	14,154			Total:	922,393
Size Ad	7905	Gross Are	14154	FinArea	7905

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RST	50	A	1
SFL	100	OFC	100	A	5

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

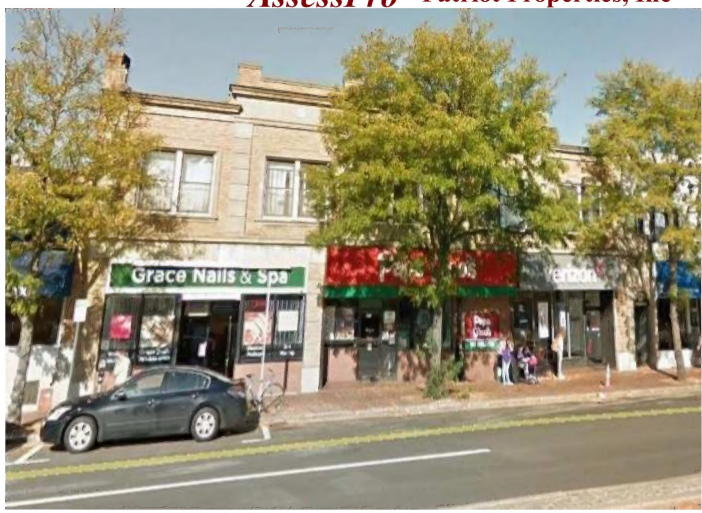
SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0004-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
81	Cooler	D	S	1	8X12	A	AV	2005	80.00	T	11.2	325			6,800			6,800

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:	6,800
				Total:	6,800

IMAGE

AssessPro Patriot Properties, Inc